

Government of the District of Columbia

ZONING COMMISSION



ZONING COMMISSION ORDER NO. 122

CASE NO. 75-8

JANUARY 8, 1976

Pursuant to notice, public hearings of the Zoning Commission were held on November 5, November 25 and December 18, 1975, on an application by the District of Columbia Department of Housing and Community Development for an amendment to the Zoning Map to carry out the H Street Urban Renewal Plan:

Change from C-M-1 to R-5-B, lot 178 and part of 804, in Square 4544, located at 1515 through 1531 F Street, N.E.

FINDINGS OF FACT

1. The site of the proposed amendment to the Zoning Map is located on the southwest corner of the intersection of 16th and F Streets, N.E., located at the H Street Urban Renewal Area.
2. The area of the site of the proposed amendment to the Zoning Map is approximately 75,000 square feet.
3. All property included in the site of the proposed map amendment is owned by the District of Columbia.
4. The proposed map amendment carries out development proposals embodied within the H Street Urban Renewal Plan for Disposition Lot 10, which is designated to be developed for medium density residential uses with a maximum of 60 dwelling units and 160 bedrooms per acre. The Plan permits a floor area ratio of 1.8, a maximum building height of 90 feet and 1 off-street parking space for each two dwelling units, with a total of 92 units in 3 buildings.
5. The proposed development is within the parking requirements and floor area ratio requirements of the zone applied for. The R-5-B zone district would control the height and percentage of lot occupancy since the Urban Renewal Plan is less restrictive in the latter two categories. Procedures to secure as many as 18 additional parking spaces are being initiated.

6. The requested zone change will provide the necessary envelope that will allow for the development of the site, thereby providing much needed low and moderate income housing in the District of Columbia. The proposed number of units is necessary to achieve an economically viable project.

7. The requested zone change would not have a negative influence on the immediate neighborhood and is in harmony with the general purposes and intent of the Zoning Regulations and Map. Furthermore, the existing site is vacant and is a blighting influence on the surrounding residential areas. Development pursuant to the zone change would be compatible with the surrounding residential neighborhood.

CONCLUSIONS OF LAW

Based upon the foregoing Findings of Fact, the Commission hereby makes the following Conclusions of Law:

1. The height, bulk, and density of the proposed map amendment is appropriate for this area of the city because it will provide needed housing not inconsistent with the Zoning Regulations.

2. The proposed zone change is appropriate because it promotes the health and general welfare of the District of Columbia by increasing the city's supply of low and moderate income housing.

3. The proposed map amendment is in harmony with the objectives of the Urban Renewal Plan for the H Street Corridor and supports the intent, purpose, and integrity of the Zoning Regulations and Map of the District of Columbia.

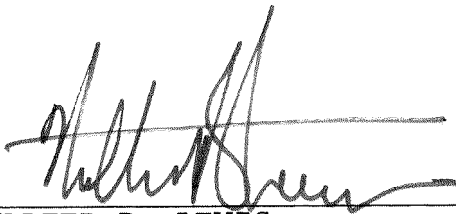
4. The approval of this zone change is in accordance with the Zoning Regulations of the District of Columbia, as amended, and the Zoning Act (Act of June 20, 1938, 52 Stat. 797), as amended.

DECISION

Upon consideration of the Findings of Fact and Conclusions of Law herein, the Zoning Commission hereby ORDERS APPROVAL of the following amendment of the Zoning Map:

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WALTER B. LEWIS


RUBY B. McZIER

THEODORE F. MARIANI

GEORGE M. WHITE


RICHARD L. STANTON

ATTEST: 
MARTIN KLAUBER
Executive Secretary

Commissioner Theodore F. Mariani respectfully
abstains from this Order

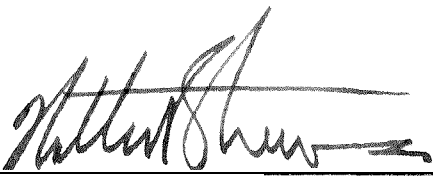
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ZONING COMMISSION



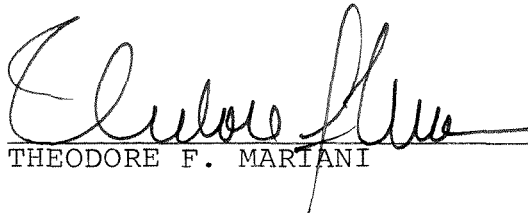
RESOLUTION

DECEMBER 30, 1975

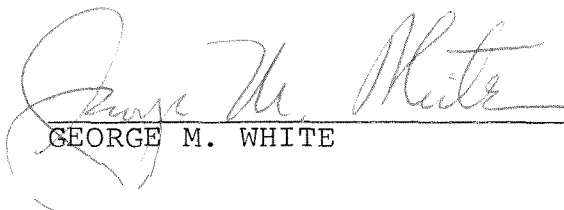
It is hereby resolved, that the Commission requests the Municipal Planning Office to arrange at the earliest practical date, for a briefing by the Department of Housing and Community Development on all pending projects which contain zoning implications, and that appropriate arrangements be made by the Municipal Planning Office and the Department of Housing and Community Development to involve the Commission at the earliest possible date in the preparation of any community development plan or modification thereof.


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